



LW Leeanne
Weld

Welcome to 15 Killarney Road



Welcome to this wonderful family home. Recently renovated and decorated by the designer owner, no detail has been overlooked in meeting modern day needs while maintaining the original character of the home. Large principal rooms lend beautifully to entertaining with walk outs to the large deck and south facing garden. There is a lovely master retreat and four other generous bedrooms for a large family. The lower level is finished with a pretty recreation room and practical mud room. This is a much sought after location in the Lower Village with its incredible proximity both to Upper Canada College and Bishop Strachan Schools. The Village shops are steps away as is the Beltline and transportation. This tasteful home is ready to move in and enjoy on this quiet, friendly, tree lined street.





main floor

FOYER

- Hardwood floor
- Open staircase
- Lovely leaded windows
- Integrated sisal floor mat
- Coat closet

POWDER ROOM

- Marble tile floor with inlay
- Picture window

LIVING ROOM

- Hardwood floor
- Crown moulding
- Wood burning fireplace with attractive custom mantle and slate surround
- Built-in speakers
- Recessed halogen lighting

HALLWAY

- Hardwood floor
- Crown moulding
- Cove ceiling
- Recessed halogen lighting

DINING ROOM

- Hardwood floor
- Crown moulding
- Two concealed cupboards
- Concealed pocket doors
- Beautiful south view of garden
- French doors walk out to deck and garden

KITCHEN

- Hardwood floor
- Crown moulding
- Centre island/breakfast bar with butcher block countertop (note compost compartment)
- Shaker style cabinets with bead board panelling
- Glass mosaic tile backsplash
- Honed granite countertops
- Stainless steel appliances; Amana four burner gas cooktop, VentaHood exhaust fan/light, two Jenn-Air dual convection ovens (as is), GE double door fridge and freezer, KitchenAid dishwasher
- Double stainless steel sinks, hand spray and water filtration system
- Custom walk-in pantry
- Built in desk with open bookshelves, cork board and display shelves
- Central vacuum floor outlet

- Wiring for concealed speakers
- Under cabinet lighting
- Recessed halogen lighting

FAMILY ROOM

- Hardwood floor
- Crown moulding
- Bay window
- Gas fireplace with slate hearth
- Open bookshelves
- Built in speakers
- French doors with sidelites, walk out to deck and garden
- Recessed halogen lighting

second floor

OFFICE

- Hardwood floor
- Floating bookshelves
- Floating desk
- Lovely view over Killarney Road

FIVE PIECE WASHROOM

- Marble tile floor with decorative inlay
- Cast iron soaker tub
- Custom vanity with marble countertop
- Subway tile wainscotting
- Built in medicine cabinet
- Decorative windows
- Polished chrome sconces and fixtures
- Two persons glass enclosed shower
- Two medicine cabinets
- Recessed halogen lighting

BEDROOM

- Hardwood floor
- Crown moulding
- Vaulted ceiling
- Double closet with custom closet organizers
- Recessed halogen lighting

MASTER SUITE FIVE PIECE ENSUITE

- Heated marble tile floor
- Crown moulding
- Custom vanity with marble countertop
- Soaker tub
- Glass enclosed shower with rain shower head
- Polished chrome fixtures
- Recessed halogen lighting

MASTER BEDROOM

- Hardwood floor
- Crown moulding
- Vaulted ceiling
- Lovely view west and south
- French doors with Juliette balcony
- Walk in closet with custom closet organizers
- Recessed halogen lighting

BEDROOM

- Hardwood floor
- Crown moulding
- Lovely views over the garden
- Double closet with custom closet organizers
- Floating shelves

LINEN CLOSET

BEDROOM

- Hardwood floor
- Crown moulding
- Double closet with custom closet organizers

READING NOOK

- Picture window
- Built-in bookshelves

third floor

BEDROOM

- Wool sisal carpet
- Angular ceilings
- Beautiful treeline view
- Walk-in closet
- Recessed halogen lighting

STORAGE ROOM

lower level

SIDE ENTRANCE

MUDROOM

- Sisal carpet
- Bead board panelling
- Open shelves
- Double closets
- Above grade windows
- Chrome hooks
- Recessed halogen lighting

BOILER ROOM

- Above grade window
- Storage
- Work bench

STORAGE ROOM

- Built-in shelving

LAUNDRY ROOM

- Porcelain tile floor
- Above grade window
- Front loading stainless steel two LG True Steam washers, one Miele dryer
- Folding counter
- Recessed halogen lighting

THREE PIECE WASHROOM

- Slate tile floor
- Pedestal sink
- Recessed halogen lighting

RECREATION ROOM

- Wool sisal carpet
- Above grade window
- Built in entertainment unit/storage
- Walk in closet
- Recessed halogen lighting

WINE CELLAR

- Porcelain tile floor
- Pot lighting

additional information

INCLUSIONS

- All stainless steel kitchen appliances, washers & dryer, central vacuum and related equipment, central alarm system, all electrical light fixtures, all window blinds and curtains, built-in speakers, all built-ins, garden urns, landscape lighting and irrigation systems, fridge and chest freezer in lower level.

EXCLUSIONS

- Living Room window blinds and curtains, light fixture in north Bedroom, Master Ensuite sconces and mirror.

Lot: 50 x 150 feet
Parking: Private drive, single car garage
Taxes: \$19,195.00 (2018)
Possession: 90 days / TBA

Offered at: \$4,265,000.00

Improvements by Current Owner

2009-2018

General

- Refurbished and refinished old door handles and escutcheons; new hinges where required
- Replaced window locks and lifts

Main Floor

- Installed new custom designed solid oak front door, including new hardware
- Sanded, repaired, stained and refinished oak/maple floor on main floor, including mat well at front door
- Installed new custom designed solid oak side door with frosted glass panels, including new hardware
- Replaced door handles and hinges on French doors

Living Room

- Chimney fully lined with stainless steel liner, internal smoke chamber was parged, including repairs to floor bricks, new cast iron damper, exterior brickwork on chimney repointed; new slate surround
- Installed new windows x3
- Refinished old cast iron radiators

Dining Room

- Rebuilt wall and door to kitchen, to include concealed doors and concealed wall cabinets

Internal to kitchen

- Closed off doorway

Hallway

- Removed doors to dining room and to basement

Kitchen

- Refurbished and painted cupboards on oven/hob wall, including new glass mosaic backsplash
- Installed new extractor fan
- Installed new kitchen countertops throughout, in slate
- Installed new island, with maple butcher block, and integrated green bin
- Rebuilt wall and door to dining room to include integrated shelving, desk area with task lighting and pocket concealed doors
- Installed a large walk-in pantry with maple shelving and glass niche shelving
- Installed new sinks and surrounding cabinets, with refurbished cast iron radiator
- Removed door to hallway

Family Room

- Rebuilt fireplace, including new remote control gas fire insert and slate hearth
- Refurbished existing bookcase

Main Floor Powder Room

- Replaced ceiling, after installing new insulation above
- Installed special high intensity cast iron radiator
- Replaced toilet seat with solid wood model

Main Stairs

- Refurbished, restained and refinished handrail
- Installed new storm window on leaded window
- Removed wall lights; installed new feature ceiling pendants in staircase and 2nd floor landing

Mezzanine Office

- Created wall of custom shelving and desk space
- Replaced all windows with new
- Refinished old cast iron radiator

Master Ensuite Bathroom

- Replaced vanity with new, including honed marble countertop and matching taps
- Installed underfloor heating, retiled floor, replaced main shower, replaced bathtub, redecorated

Master Bedroom

- Installed new space heater in closet

Five Piece Family Bathroom

- Installed new custom designed vanity to coordinate with existing vintage fittings
- Replaced toilet
- Installed new window in shower room
- Installed new moisture-activated ceiling extractor fans
- Retiled shower, including new concrete base

Pink/Silver Bedroom

- Installed new glazed closet doors
- Refinished old cast iron radiator

Red/Taupe Bedroom

- Replaced closet doors

Aqua/Silver Bedroom

- Refinished cast iron radiator
- Replaced windows x2 with new
- Rebuilt closet doorway and replaced doors with new sliding ones

Linen Closet

- Removed old washer and dryer
- Installed maple shelving

Reading Nook

- Removed old closet and replaced with bookshelves
- Installed new window

Attic Bedroom

- Enlarged window opening and installed new windows
- Installed additional A/C vents
- Installed a concealed door to attic crawl space
- Enlarged walk-in closet

Basement

- Rebuilt stairs to basement in solid stained oak, including mat well
- Extensive work to prevent further water ingress, including full damp proofing of the south wall, new waterproof membrane on exterior south and west (partial) walls and weeping tiles to sections of interior floors
- Created the mudroom (in part of previous storage area), with extensive storage closets, shelving and hooks with wall-to-wall coir matting, bead board detailing on walls, enlarged doorway
- Created new laundry room (in previous bedroom!) with plumbing for two washers and gas-powered dryer; sink; mosaic tiling; new flooring throughout;

refinished old cast iron radiator

- In playroom, installed weeping tiles to south wall, replaced some dry wall and trim; new flooring throughout
- In shower room, installed pedestal basin (previously in upstairs bathroom)
- In wine storage space, installed weeping tiles and replaced flooring
- In workshop, installed new workbench; installed new, larger water heater (rented); installed new sump pump
- Interior and exterior works to waterproof, new weeping tiles, upgraded drainage under floor, new flooring throughout

Exterior

- Repainted
- Partial replacement of front door portico
- Replaced old shutters with new, including hinges and shutter hold-backs
- Installed heated cables on roof (two sections)
- Replaced garage door with new
- Replaced garage door external keypad
- Substantial revisions and improvements to irrigation system
- Installed new landscape lighting
- Re-landscaped front garden, including installation of stone path to side passage, new plantings
- Repainted all painted surfaces
- Replaced all roof shingles, replaced exterior fascia and mouldings as required

Rear Garden

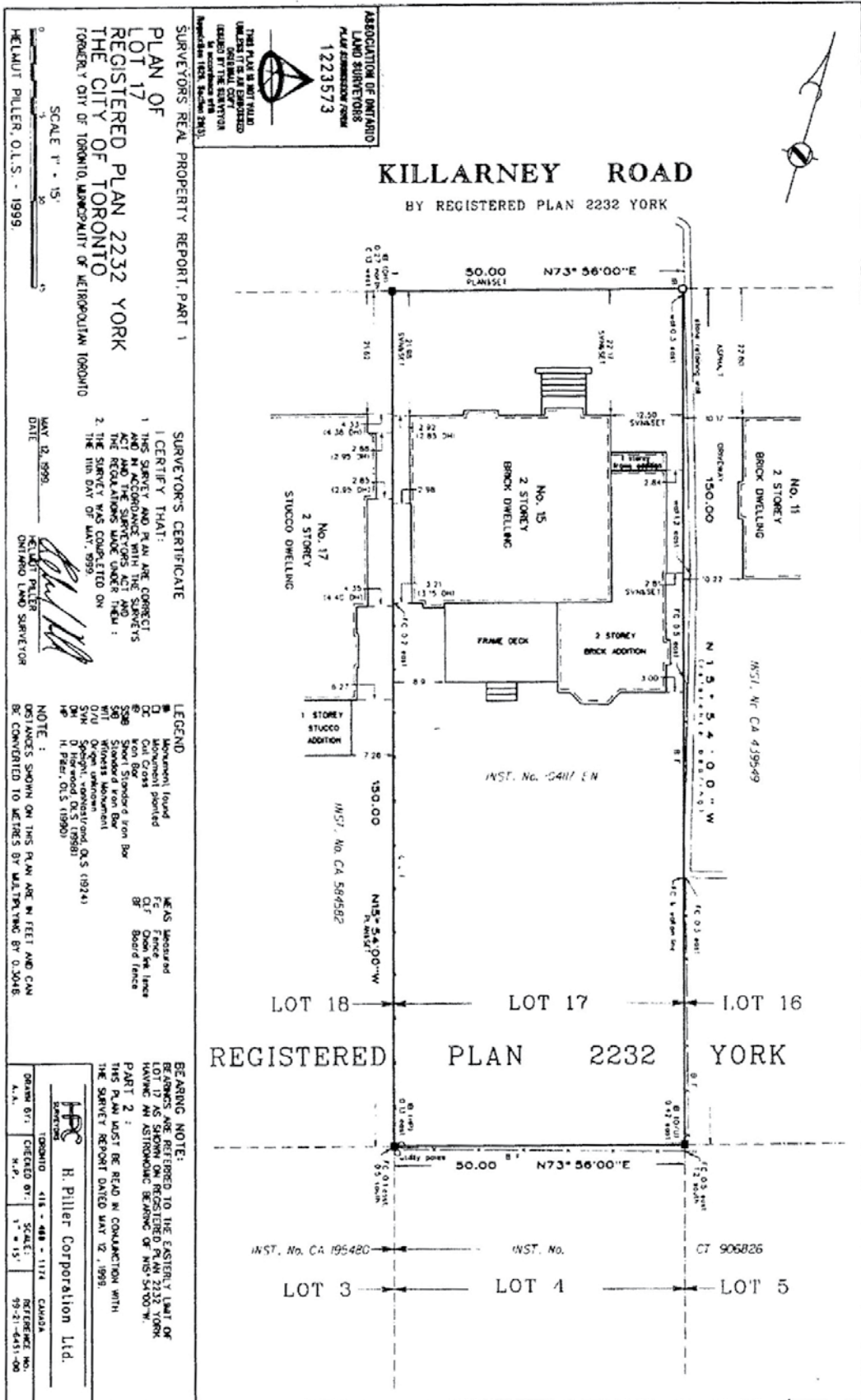
- Replaced old, painted deck with new, of ipe and cedar, including cedar arbor and trellis and integrated cedar planters, glass panels, BBQ area
- Re-landscaped and re-contoured lower garden including new stone stairs, beech hedge, new plantings, French drain
- Re-faced the garden shed with cedar trellis to match that on deck
- Re-planted rear bed, including beech hedge and extensive new plantings; and removal of diseased maple near shed
- Removal of semi-dead Norway maple in rear garden, including destumping. Replacement tree - ruby red horse chestnut - to be planted this spring

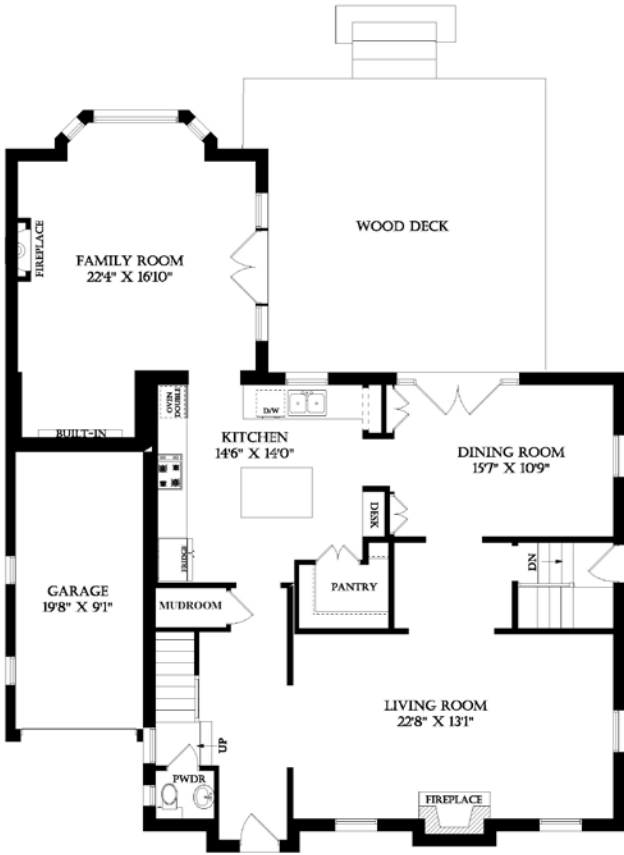




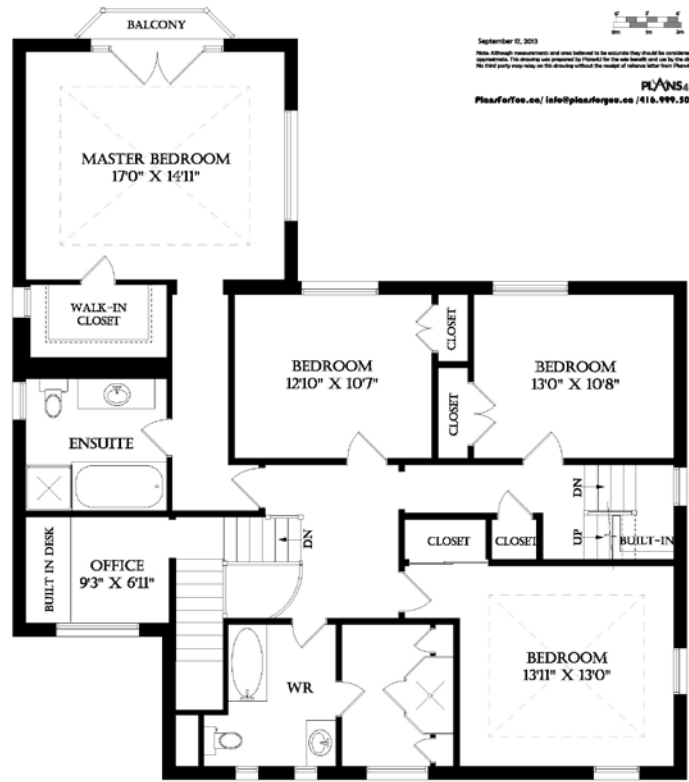




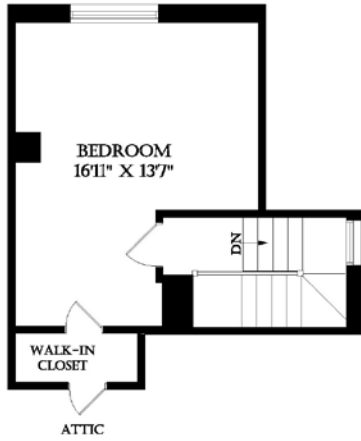




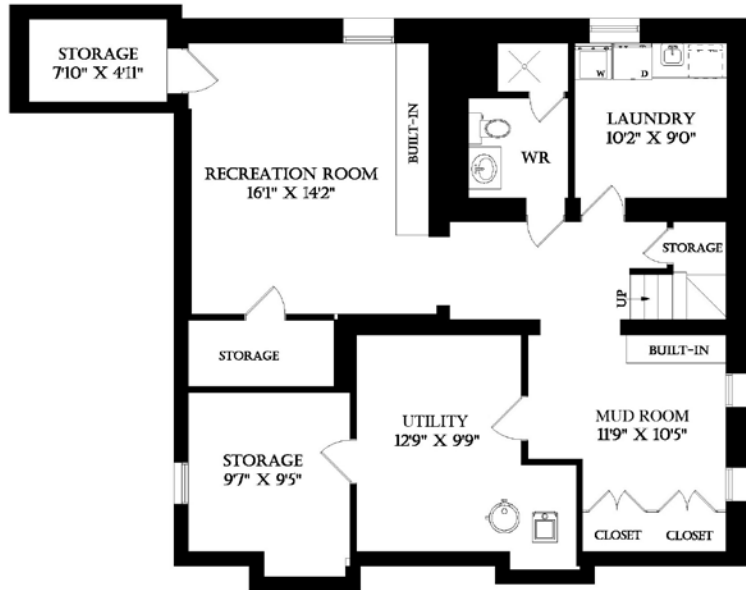
MAIN FLOOR
1504 SQUARE FEET
CEILING HEIGHT 8'10"



SECOND FLOOR
1630 SQUARE FEET

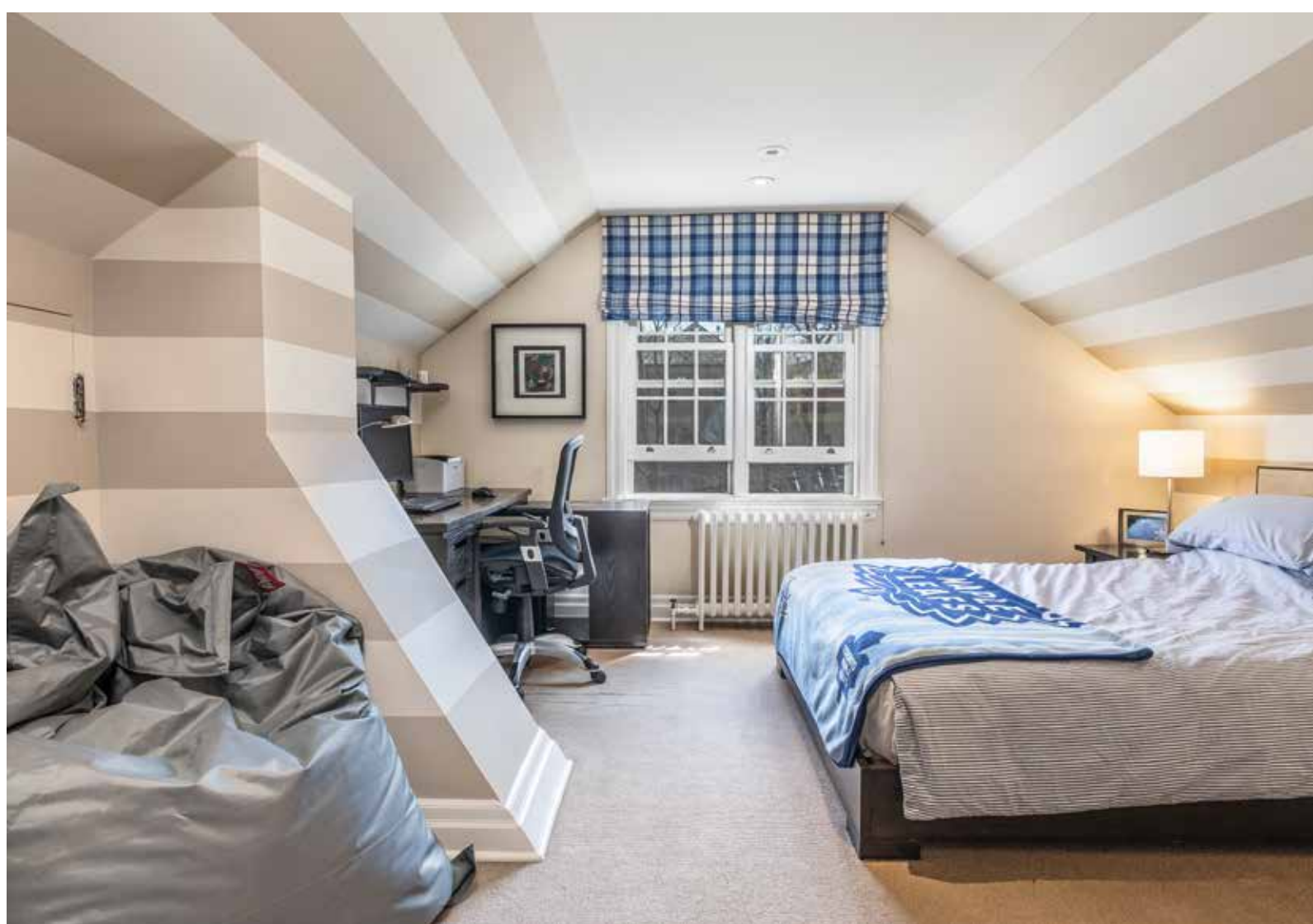


THIRD FLOOR
329 SQUARE FEET



LOWER LEVEL
1190 SQUARE FEET

September 11, 2013
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Chairman's Award Winner

Gardner Award Winner
2004-2018



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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.